

**EAU CLAIRE REDEVELOPMENT AUTHORITY
MINUTES**

**Meeting of
Wednesday, November 19, 2014**

Members Present: Janine Wildenberg, Ted Barr, Martin Green, David Klinkhammer, Jeff Halloin, Mike DeRosa, Russ Van Gompel

Staff Present: Mike Schatz, Kelly Thompson, Elaine Coughlin, Steve Nick

1. Call to order.

Mr. DeRosa called the meeting to order at 7:32 a.m.

2. Minutes from the meeting of September 17 and October 2, 2014.

Both minutes for the meetings of September 17, 2014 and October 2, 2014 were reviewed and approved on a motion made by Ms. Wildenberg and seconded by Mr. Barr. The motion passed.

3. Financial statements.

Ms. Thompson presented the financial statements for the period ending October 31, 2014. Operating expenses for the months of September and October totaled \$1,536, \$409 for storm water charges on block 7, \$34 in postage, \$962 in audit charges for the 2013 financials, \$115 in meeting charges and \$16 in copy charges. Ms. Thompson stated that acquisition expenses for the months of September and October totaled \$47,470, \$46,607 in relocation payments to Dells Architectural Antiques for its properties at 18 and 38 Maple Street and \$863 for utilities for properties in the West Bank Redevelopment District.

The financial statements were approved on a motion made by Mr. Klinkhammer and seconded by Mr. Green. The motion passed.

4. Update and discussion on the proposed parking ramp and RFP in the North Barstow Redevelopment District.

Mr. Schatz explained that the City is continuing to work with consultants to fine tune the ramp timeline. There was a meeting with RCU's Randy Beck and he needs the final size of what the city needs from them to go out and get an appraisal. He stated the City is working towards an agreement to go out for bids. He noted that the RFP that is included in the packet went out in October and is due on December 10, 2014.

5. Update on the Post Office and SAG grant application.

Mr. Schatz distributed a copy of a letter from the WEDC for an award to the Redevelopment Authority for a grant for \$150,000. He explained that WEDC was very complimentary of the applicant and the consultant. He noted that they mentioned a successful SAG Grant can lead to a successful Brownfield Grant if need be. Mr. Schatz explained that after discussion with Ms. Thompson they are now in the process of getting information to have Rod Bonesteel go out for RFPs for demolition. Mr. Schatz estimates this will be a several month process to take down the building and has met with Mr. Solberg to work out how that would affect the ramp construction. He also explained that Rod will now be organizing the environmental aspect of the demolition as well.

There was a motion made by Ms. Wildenberg to accept the \$150,000 SAG Grant that was awarded to the Redevelopment Authority and this was seconded by Mr. Klinkhammer. The motion passed.

6. Confluence update.

Mr. Van Gompel explained that last week there was a groundbreaking for the first phase of the Confluence Project for a mixed-use building. They will start with the footings and foundation work this week. He explained that the non-state agency grant application was submitted by a new non-profit ownership group called Eau Claire Confluence, Inc. Mr. Van Gompel explained that there will be two City representatives on the board of directors. This group will own the arts center building which is separate from the operational group. He also explained there are still discussions on the Plaza and its future ownership.

7. Motion to authorize staff to start the acquisition process for 1714 and 1716 Oxford Avenue in the West Bank Redevelopment District.

Mr. Schatz showed the map that was included in the packet. He discussed Parcel numbers 09-0022 and 09-0023. He explained that the City had started acquisition before, but the owners didn't like the offer, but now recently have contacted us and are willing and ready to start the process. Mr. Schatz asked the board for authorization to do this so Ms. Thompson can arrange appraisals. Mr. Schatz explained that all that was left along the riverside of the district was the Indianhead building and the vacant lot south of it. He said that they are very close to acquiring all of the properties. He said at this pace it would be about 2017 to acquire all properties.

There was a motion made by Mr. Halloin to authorize staff to start the acquisition process for 1714 and 1716 Oxford Avenue in the West Bank Redevelopment District and this was seconded by Mr. Barr. The motion passed.

8. Discussion regarding a conceptual plan for the West Bank Redevelopment District.

Mr. Schatz explained that in the past the Redevelopment Authority has put a concept plan together to look at the public portion first. He said he met with Mr. Van Gompel and Mr. Fieber and discussed potential funding sources. Mr. Schatz stated that when the City submits the application for the EPA Grant for the West Bank, eligible uses could be used for planning. He also shared that there will be more thought on whether to hire someone or go out for RFPs and will share more on this in December.

9. Executive Director's report.

Mr. Schatz reported that he continues to work with several different prospects including Jack Kaiser's property. Mr. Kaiser sent a letter saying all the improvements have been completed on the Huebsch building that were made by the inspectors. Ms. Thompson reported that she has been in touch with the tenants in the West Bank and they will be out by the end of the month. Mr. Schatz also noted that there were postal workers protesting the closing of the Hogarth location, but it was a national picket for various closings nationwide.

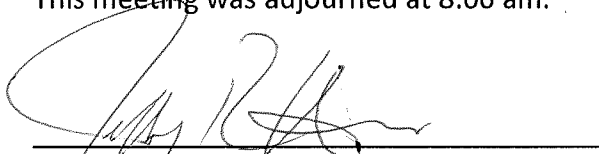
10. Announcements, directions and correspondence.

Mr. Schatz announced that the City received notice to put in a brand new meter system in the post office area, but that will be coming down so it is unneeded.

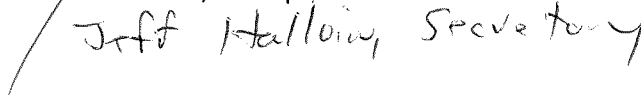
The next meeting will be on December 17, 2014.

11. Adjournment.

This meeting was adjourned at 8:06 am.



Mike DeRosa, Chairperson



MOTION

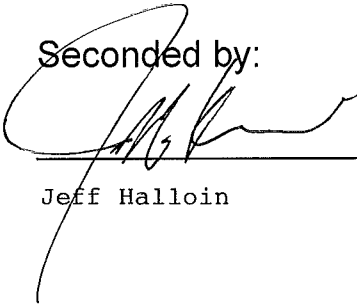
I hereby move to authorize staff to start the acquisition process for 1714 and 1716 Oxford Avenue in the West Bank Redevelopment District.

Offered by:



Ted Barr

Seconded by:



Jeff Halloin

Passed:

November 19, 2014

Meeting of the Redevelopment Authority of the City of Eau Claire